



Tamworth Road  
Fillongley

Offers Over **£550,000**

**\*\*\*NO UPWARD CHAIN\*\*\* \*\*\*A SUBSTANTIAL EXTENDED DETACHED FAMILY HOME - DESIRABLE VILLAGE LOCATION - STUNNING VIEWS - LARGE DRIVEWAY - BEAUTIFULLY MAINTAINED GARDENS - TWO GOOD SIZED RECEPTION ROOMS - SPACIOUS KITCHEN - MASTER BEDROOM WITH DRESSING ROOM & ENSUITE - GOOD SIZED GARAGE - VIEWING IS ESSENTIAL \*\*\***



## VENDORS COMMENTS

For the past sixteen years it has been a pleasure waking up to cows in the open fields across the road and at the back in the surrounding beauty of the countryside. What has amazed us are the facilities that Fillongley offers, an international airport 15 minutes away, two railway stations nearby, one with free parking, an excellent surgery which makes up your prescriptions, a good primary school, an active church which provides a monthly very useful and interesting magazine to all the Fillongley residents, several pubs nearby, trustworthy tradesmen on hand and exemplary neighbours who are proud of their properties.

Our four bedroom house is very spacious with good storage, an extensive loft and four feature fireplaces. There is plenty of room to expand into our large garage overlooking our well stocked garden, patio and magnificent rural views over the back and front.

Our reason for moving is simply going back to Scottish roots!

## ENTRANCE HALL

Having an opaque double glazed entrance door, single panelled radiator, stairs leading off to the first floor landing, double glazed window to rear aspect, useful under stairs storage and doors leading off to...

## LOUNGE 11' 5" x 19' 5" maximum into the bay window (3.48m x 5.92m)

Double glazed bay window to front aspect, double glazed sliding patio doors leading out to the rear garden, double and single panelled radiators, stunning feature marble fireplace having an inset coal effect gas fire with a decorative wooden surround.

## DINING ROOM 11' 5" x 13' 8" maximum into the bay window (3.48m x 4.17m)

Double glazed bay window to front aspect, double panelled radiator and a charming feature tiled fireplace with a decorative wooden surround.

## INNER HALLWAY

Having a tiled floor, open plan through to the kitchen and a door to the guest WC.

## GUEST WC 6' 1" x 5' 8" (1.85m x 1.73m)

Opaque double glazed windows to rear and side aspects, tiled floor, low level WC, wash basin, useful appliance space, base level storage with wine rack, roll edge work surface and a wall mounted 'Viessmann' combination central heating boiler.

## BREAKFAST KITCHEN 11' 2" x 19' 7" maximum into the bay (3.4m x 5.97m)

Double glazed bay window to front aspect, tiled floor, double panelled radiator, double glazed window to rear aspect, wide range of fitted base and eye level units, eye level double oven, glass fronted display cabinets, roll edge work surfaces, stainless steel gas hob with an extractor hood above, stainless steel sink, plumbing for a dishwasher and washing machine, breakfast bar area and an opaque double glazed door to the conservatory.

## CONSERVATORY 11' 6" x 5' 1" (3.51m x 1.55m)

Double glazed windows with a single double glazed door leading out to the rear garden.



## FIRST FLOOR LANDING

Access to the roof storage space, double glazed window to rear aspect and doors leading off to...

## BEDROOM ONE 15' 0" x 11' 3" (4.57m x 3.43m)

Two double glazed windows to front aspect, single panelled radiator, feature cast iron fire place and a door to the dressing room.

## DRESSING ROOM 9' 9" x 8' 2" (2.97m x 2.49m)

Single panelled radiator, wide range of fitted hanging and shelving space, door to the en-suite.

## ENSUITE 9' 5" x 8' 8" (2.87m x 2.64m)

Opaque double glazed window to rear aspect, attractive traditional style tiled floor, decorative wooden panelling to half height, low level WC, pedestal wash hand basin, panelled bath, tiled shower cubicle having a chrome mixer style shower, double panelled radiator.

## BEDROOM TWO 11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to front aspect, feature cast iron fireplace and a single panelled radiator.

## BEDROOM THREE 11' 1" x 9' 0" (3.38m x 2.74m)

Double glazed window to front aspect and a single panelled radiator.

## BEDROOM FOUR 11' 5" x 5' 10" (3.48m x 1.78m)

Feature cast iron fireplace, double glazed window to rear aspect and a double panelled radiator.

## FAMILY BATHROOM 7' 8" x 7' 8" (2.34m x 2.34m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, tiling to half height.

## TO THE EXTERIOR

The property stands back from the road and is accessed via a farm style gate that leads to a large stoned driveway providing ample parking and access to the good sized garage. The front garden is mainly laid to lawn with a variety of well established shrubs. The delightful private rear garden has pleasant views over the adjoining fields and has a full width paved area, well cared for lawn, well stocked borders, patterned concrete patio area and side access to the front.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.





131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebbsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm

Energy Efficiency Rating	
Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 67 | D  
Potential: 84 | B

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